011.0	0004	0029.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	693,900 / 693,900
					USE VALUE:	693,900 / 693,900
					ASSESSED:	693,900 / 693,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		SWAN PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAUDANZA JOSEPH A
Owner 2:	
Owner 3:	
Street 1:	32 SWAN PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .048 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 1613 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2086.000	281,300		412,600	693,900
Total Card	0.048	281,300		412,600	693,900
Total Parcel	0.048	281,300		412,600	693,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.13 | /Parcel: 430.13

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 9047

GIS Ref

GIS Ref

Insp Date 02/17/18

!1022!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 011.0-0004-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	281,300	0	2,086.	412,600	693,900		Year end	12/23/2021
2021	101	FV	273,100	0	2,086.	412,600	685,700		Year End Roll	12/10/2020
2020	101	FV	273,100	0	2,086.	412,600	685,700	685,700	Year End Roll	12/18/2019
2019	101	FV	221,900	0	2,086.	435,500	657,400	657,400	Year End Roll	1/3/2019
2018	101	FV	221,900	0	2,086.	320,900	542,800	542,800	Year End Roll	12/20/2017
2017	101	FV	221,900	0	2,086.	307,200	529,100	529,100	Year End Roll	1/3/2017
2016	101	FV	221,900	0	2,086.	284,200	506,100	506,100	Year End	1/4/2016
2015	101	FV	209,800	0	2,086.	238,400	448,200	448,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:22:46

LAST REV

Date	Time
04/19/18	14:41:23
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 1022

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCLAUGHLIN FRAN	24802-524		8/24/1994		1	No	No	F	

USER DEFINED

Prior Id # 1:	9047
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/6/2006	147	Manual	2,200					replace bow window

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2018	MEAS&NOTICE	KB	Kevin B
4/3/2009	Meas/Inspect	345	PATRIOT
2/26/2009	Measured	372	PATRIOT
11/5/1999	Inspected	267	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	256	PATRIOT
8/25/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2086		Sq. Ft.	Site		0	90.	2.20	10			Easemen	-5					412,605						412,600	

Total AC/HA: 0.04789 | Total SF/SM: 2086 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 412,605 | Spl Credit | Total: 412,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	76067
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407628
Depreciation:	126365
Depreciated Total:	281263

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

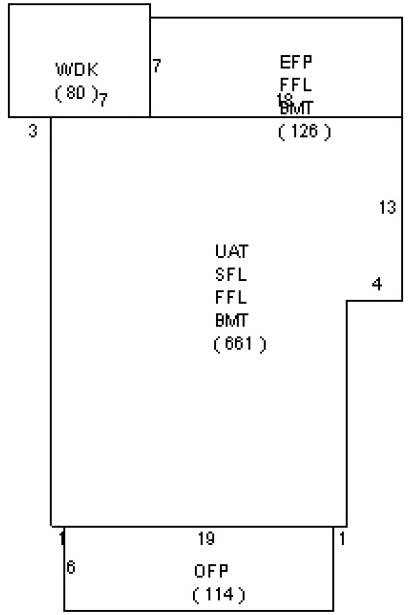
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	103.42
Final Total:	281300	Val/Su SzAd	194.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	787	54.670	43,025
FFL	First Floor	787	182.230	143,416
SFL	Second Floor	661	182.230	120,455
UAT	Upper Attic	165	82.920	13,702
EFP	Enclos Porch	126	48.830	6,152
OFP	Open Porch	114	30.970	3,531
WDK	Deck	80	16.000	1,280
	Net Sketched Area:	2,720	Total:	331,561
Size Ad	1448	Gross Area	3216	FinArea 1613

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	P	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

011.0-0004-0029.0

IMAGE

AssessPro Patriot Properties, Inc